Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/4 CYPRESS GROVE DANDENONG NORTH VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Dandenong North
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/13 ELMHURST STREET NOBLE PARK NORTH VIC 3174	$665,000	18-Oct-25
2/4 EDEN COURT NOBLE PARK VIC 3174	$580,000	15-Nov-25
77/35 DAVID STREET DANDENONG VIC 3175	$657,000	30-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 December 2025

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1/13 ELMHURST STREET NOBLE PARK NORTH VIC 3174

3 1 1

Sold Price RS $665,000 Sold Date 18-Oct-25

Distance 0.96km



2/4 EDEN COURT NOBLE PARK VIC 3174

3 1 1

Sold Price RS $580,000 Sold Date 15-Nov-25

Distance 1.56km



77/35 DAVID STREET DANDENONG VIC 3175

3 2 1

Sold Price RS $657,000 Sold Date 30-Sep-25

Distance 0.89km

RS = Recent sale **UN** = Undisclosed Sale

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